

## **APPENDIX**

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Insert Map: Field Work Section Key

Insert Map: Field Work Section One

Insert Map: Field Work Section Two

Insert Map: Field Work Section Three

Insert Map: Field Work Section Four

Insert Map: Field Work Section Five



Insert Map: Field Work Section Six

Field Notes- Village of Patchogue Downtown Business Analysis, July 2002

Tax Map Number	Section	Parcel	Address	Type of Storefront Use	Name of Business	2nd floor use	Bldg Condition
0204 00800 0900 004002	1	1	279 W. Main St.	Auto Related - Gas Station	Coastal	-	4
0204 00800 0900 004001	1	2	263 W. Main St.	Retail	J&J Bait & Tackle, Patchogue Fishing Center	Apts	3
0204 00800 0900 002000	1	3	W. Main St.	Cemetery	St. Paul's Cemetery	-	-
0204 00800 0900 005002	1	4	225 W. Main St.	Open Space w/o Swezeys	Vacant Lot	-	-
0204 00800 0900 005003	1	5	225 W. Main St.	Department Store	Swezeys Dept Store	-	5
0204 00900 0500 002003	1	6	159 W. Main St.	Marine Supplies	Bargain Bilge	storage	3
0204 00900 0500 003000	1	7	153 W. Main St.	vacant lot	Vacant Lot (Next to Bargain Bilge)	-	-
0204 00900 0500 013001	1	8	115 W. Main St.	Health Services, parking lot behind	Brookhaven Mem'l Hosp	-	5
0204 00900 0600 043001	1	9	150 W. Main St.	Institution	6th District Court	-	5
0204 00900 0600 011000				Intersection: Clare Rose St/West Main/West St	from Foley Square looking to Mem'l Hospital	-	-
0204 00900 0600 011000	1	10	170 W. Main St.	Park	Foley Square	-	-
0204 00900 0600 010000	1	11	172-6 W. Main St.	Wholesale salon equipment	Depasquale Slaon Systems	-	4
0204 00900 0600 009002	1	12	182 W. Main St.	vac office/ warehouse	vacant	-	4
0204 00900 0600 006000	1	13	184 W. Main St.	Bar, vacant beauty salon	Tipkens Tavern, vac	apls	3
0204 00900 0600 005000	1	14	188 W. Main St.	Laundromat	3 Guys Laundromat	office	3
0204 00900 0600 004000	1	15	192-198 W. Main St.	deli, vac, vac	Taveras Deli, vac, vac	vac office	3
0204 00900 0600 003000	1	16	200 W. Main St.	Auto Related	Autobody Specialties	-	4
0204 00900 0600 002000	1	17	210 W. Main St.	Parking Lot	-	-	-
0204 00900 0600 001009	1	18	210 W. Main St.	Auto Related	Tomar Automotive, Auto Supply Corp, U Haul,	-	4
0204 00900 0600 001006	1	19	206 W. Main St.	Welding shop	Metal Fabrication	office	4
0204 01200 0900 006004	1	20	34 W. Main St.	Upholstry shop auto/boat	Top Stitch Upholstery	-	3
0204 00800 1000 006000	1	21	42 W. Main St.	Financial svcs	CDA Classics Ent.	-	3
0204 00800 1000 005000	1	22	240 W. Main St.	vacant lot	Vacant Lot	-	-
0204 00800 1000 004000	1	23	254 W. Main St.	6 res (6 meters)	residential (some under renovation)	-	3
0204 00800 1000 003000	1	24	258 W. Main St.	vac, travel, 6 apts above	vac, International Travel	res	4
0204 00800 1000 002000	1	25	260 W. Main St.	Res	residential (some under renovation)	apls	4
0204 00800 1000 001000	1	26	270 W. Main St.	gas station & convenience	Prince Fuel Corp	national	4
0204 00900 0600 028000	1	27	150 W. Main St.	Parking Lot	District Court	-	-
0204 00900 0500 027001	1	28	CR 19	vacant lot	vacant lot (Behind to Bargain Bilge)	-	-
0204 00900 0600 012000	1	29	15 Hammond St.	Industrial	-	-	4
0204 00900 0600 013000	1	30	21 Hammond St.	house, 1 meter	-	-	4
0204 00900 0600 014000	1	31	25 Hammond St.	house, 1 meter	-	-	4
0204 00800 0900 005001	1	4 & 5	255 W. Main St.	Department Store	-	-	-
0204 00900 0200 020000	2	1	N. Ocean Ave.	Parking Lot	-	-	-
0204 00900 0200 019000	2	2	76 N. Ocean Ave.	Barber Shop, book store	Richies Barber Shop, Side St. Books	Apls	5
0204 00900 0200 018000	2	3	70 N. Ocean Ave.	bar	Reeses 1900	Apls	4
0204 00900 0200 017000	2	4	3 Lake St.	Apartments	-	3 story apt	3
0204 00900 0200 016000	2	5	5 Lake St.	Apartments	-	3 story apt	4
0204 00900 0200 015000	2	6	Lake St.	Parking Lot	Patchogue Village (next to Fire Dept)	-	-
0204 00900 0500 024000	2	7	10 Lake St.	Institution	Briarcliffe College	-	5
0204 00900 0500 020000	2	8	Lake St.	Parking Lot (Garage/ closed ramp)	Patchogue Village	-	-
0204 00900 0500 017000	2	9	27 Havens Ave.	Retail, svc, vac	vac, Patchogue Printing, C&C Taxi	-	3
0204 00900 0500 016000	2	10	10 Havens Ave.	vac	parking lot that goes w the vacant bowling alley	-	2
0204 00900 0500 015000	2	11	38 Lake St.	vac	Sam Gordon & Sons	-	2

## Field Notes- Village of Patchogue Downtown Business Analysis, July 2002

Tax Map Number	Section	Parcel	Address	Type of Storefront Use	Name of Business	2nd floor use	Bldg Condition
0204 00900 0500 018000	2	12	Havens Ave.	Parking garage entrance	-	-	-
0204 00900 0500 014000	2	13	93 W. Main St.	Manufacturing, vac?	American Business Printing	-	2
0204 00900 0500 019000	2	14	67 W. Main St.	restaurant	Brick House Brewery & Restaurant	Apls	5
0204 00900 0500 021000	2	15	47 W. Main St.	bank	Fleet Bank Drive Thru	-	5
0204 00900 0500 022000	2	16	47 W. Main St.	bank	Fleet Bank	-	4
0204 00900 0500 023000	2	17	25, 29, 31 W. Main St.	2 retail, 4 office	vac, vac, Black Tie Tuxedos, Laudromat, Cleaners, Salon Del Leisure	office	3
0204 00900 0500 025003	2	18	17 W. Main St.	office	?	office	4
0204 00900 0500 026000	2	19	W. Main St.	vac	vac, vac, vac, vac along Ocean Ave.	vac	2
0204 00900 0500 025002	2	20	1 W. Main St.	vac store	vac	-	3
0204 00900 0500 025001	2	21	Lake St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 032000	3	1	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 054000	3	2	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 053000	3	3	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 018000	3	4	99 N. Ocean Ave.	office bldg	M. Friedman, DDS	apt	3
0204 00900 0300 019000	3	5	89 N. Ocean Ave.	social organization	Moose (vacant)	-	3
0204 00900 0300 052000	3	6	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 020000	3	7	73 N. Ocean Ave.	office bldg	attnys	-	3
0204 00900 0300 021000	3	8	69 N. Ocean Ave.	office	office	office	3
0204 00900 0300 022000	3	9	65 N. Ocean Ave.	office storefront	CPAS	-	3
0204 00900 0300 023000	3	10	63 N. Ocean Ave.	service	Justine Unisex Salon	-	-
0204 00900 0300 024000	3	11	61 N. Ocean Ave.	service	Paul the Tailor	apt	3
0204 00900 0300 025000	3	12	59 N. Ocean Ave.	office storefront	Dr. Wm. Miller	-	4
0204 00900 0300 026000	3	13	57 N. Ocean Ave.	dog groomer	Lady & the Tramp	-	5
0204 00900 0300 027000	3	14	55 N. Ocean Ave.	restaurant	Del Fiore Pizzeria	-	5
0204 00900 0300 028000	3	15	N. Ocean Ave.	store	Del Fiore Italian Pork Store	?	3
0204 00900 0300 029000	3	16	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0300 030000	3	17	15-17 Oak St.	social organization	Masonic Lodge	-	3
0204 00900 0300 031000	3	18	31 Oak St.	office bldg	11 suites?	office	4
0204 00900 0700 030000	3	19	38 Oak St.	office bldg	4 suites	-	5
0204 00900 0700 027000	3	20	Oak St.	Parking Lot	Patchogue Village	-	-
0204 00900 0700 037000	3	21	Oak St.	vac store	vac	-	3
0204 00900 0700 038000	3	22	36 Oak St.	vac	vac	-	3
0204 00900 0700 039000	3	23	21 N. Ocean Ave.	vac	vac	office	3
0204 00900 0700 040000	3	24	17-19 N. Ocean Ave.	office storefront	Clinical Care	office	4
0204 00900 0700 042002	3	25	11, 13, 15 N. Ocean Ave.	store & office	Patch Chmbr of Comm, NY Dsgn Sid Archt	office	4
0204 00900 0700 042003	3	26	1 E. Main St.	store	O'Neill Jewelers	office	4
0204 00900 0700 043001	3	27	3-5 E. Main St.	restaurant, store, vac	Coming Soon: Pollo Tropical Rotisserie, Yard Sale Pawn, vac	apt	4
0204 00900 0700 044000	3	28	27 E. Main St.	vac store	vac	apt	4
0204 00900 0700 036000	3	29	17-39 E. Main St.	store, svc, store, svc, store	Blums, Arkay Assoc, Camera concepts, VIP Nails, Gold Palace Jewelry	-	3
0204 00900 0700 035000	3	30	41 E. Main St.	store	Carl & Bobs Mens Clothing	-	4
0204 00900 0700 034000	3	31	45 E. Main St.	store	Payless Shoes	-	4
0204 00900 0700 033000	3	32	49, 51 E. Main St.	2 stores, 1 vac		-	5
0204 00900 0700 032000	3	33	55-57 E. Main St.	office storefront	attnys	-	5
0204 00900 0700 031000	3	34	67, 69 E. Main St.	theater, restaurant	Patchogue Village Theater, Trio	-	5

## Field Notes- Village of Patchogue Downtown Business Analysis, July 2002

Tax Map Number	Section	Parcel	Address	Type of Storefront Use	Name of Business	2nd floor use	Bldg Condition
0204 00900 0700 029000	3	35	77-87 E. Main St.	retail/ svc	Mystic flavors (Ice cream), Village Chiropractor, computer, H&R Block	office	4
0204 00900 0700 028000	3	36	95 E. Main St.	Institution	Congregational Church, Sugar & Spice Academy, YMCA LI	-	4
0204 00900 0700 026006	3	37	115 E. Main St.	bank	BONY	-	4
0204 00900 0700 025002	3	38	125 E. Main St.	office	Roe Agency Insurance	apls	3
0204 00900 0700 025005	3	39	E. Main St.	office	NLD Gen'l Builders	-	3
0204 00900 0700 013000	3	40	147, 151 E. Main St.	3 service, 1 bar	Cornerstone Café, Minuteman Press, Professional nails, multi video	-	3
0204 00900 0700 014000	3	41	10 Maple Ave.	residence, multi	-	-	3
0204 00900 0700 016000	3	42	18 Maple Ave.	residence	-	-	3
0204 00900 0700 026007	3	43	Maple Ave.	vacant lot	-	-	-
0204 00900 0700 023000	3	44	Oak St.	Parking Lot	BONY	-	-
0204 00900 0300 033000	3	45	N. Ocean Ave.	Parking Lot	Patchogue Village	-	-
0204 01000 0400 018004	4	1	17 Medford Ave.	auto related	Leitner Pontiac Inc	-	3
0204 01000 0400 017000	4	2	275 E. Main St.	restaurant	Oasis Diner	-	3
0204 01000 0400 016000	4	3	265 E. Main St.	Gas Station	Coastal	-	4
0204 01000 0400 018003	4	4	17 Medford Ave.	auto related	Baron Honda Pontiac	-	3
0204 01000 0300 033000	4	5	255 E. Main St.	Gas Station	OK Petroleum	-	3
0204 01000 0300 032000	4	6	251 E. Main St.	bank, off Rte 112	Commerce Bank	-	5
0204 01000 0300 034001	4	7	E. Main St.	Retail	Ald Auto Store, vac	office	5
0204 01000 0300 036001	4	8	215-227 E. Main St.	shopping center	Happy King Kitchen, carvel, rainbow, NYS workers comp, 7-11	-	3
0204 01000 0200 013001	4	9	26 Rose St.	Institution	Lutheran parsonage	-	4
0204 01000 0200 014000	4	10	18 Rose St.	Institution	Lutheran Church	-	4
0204 01000 0200 015000	4	11	207E. Main St.	auto related	Delta Transmissions	-	4
0204 01000 0200 016000	4	12	197-203 E. Main St.	service	E&R Tax & Bus Serv, glantz travel, law offices	-	4
0204 01000 0200 017000	4	13	E. Main St.	parking lot	pvt parking lot	-	-
0204 01000 0200 018001	4	14	179E. Main St.	Institution, school	Lutheran Church	-	4
0204 00900 0700 012000	4	15	1 Maple Ave.	apls	Tiffany Apls	-	3
0204 01000 0600 001000	4	17	224 E. Main St.	retail, vac, vac	vac, vac, ElGranTexado Rest, Maximum Satellites & Cel	-	3
0204 01000 0600 002000	4	18	228 E. Main St.	office	certified Lnd Abst, Crifd RI Est Aprsl	office	3
0204 01000 0600 004001	4	19	240 E. Main St.	shopping center, "Village Plaza"	Country Kitchen, F&D Stationary, J&B Travel Agency, Tanique, Carlo Haircuttersll, Dental Office, Sidelines Sports(bar), Best Pets	-	3
0204 01000 0600 010000	4	20	244 E. Main St.	office bldg	Burton Hand Behrendt Smith Assocs	office	4
0204 01000 0600 011000	4	21	255? E. Main St.	retail	CVS	-	5
0204 01000 0600 012000	4	22	260 E. Main St.	retail	Avenue Sound	-	5
0204 01000 0600 013000	4	23	270, 272 E. Main St.	retail - auto related	Caro Collision	office	3
0204 01000 0600 014000	4	24	284 E. Main St.	retail - auto related	Tires Incorporated	-	4
0204 00900 0600 036000	5	1	114 W. Main St.	?	Trio	-	-
0204 00900 0600 037000	5	2	106 W. Main St.	Institution	Brookhaven Mem'l Hospice	-	-
0204 00900 0600 038000	5	3	104 W. Main St.	storefront offices	Atty, Tax&Fin, Abst Corp. Mtg Svc.	-	-
0204 00900 0600 039000	5	4	100 W. Main St.	retail	chchl sttnry str, ptchg Flrl Dsgns	-	-
0204 00900 0600 040000	5	5	90-94 W. Main St.	Retail, office	James H. Nassau & sons, Hometown Wines & Spirits, Brian X. Foley office	office	5
0204 00900 0600 050000	5	6	76 W. Main St.	Retail	Thomas Cornell Galleries	-	3
0204 00900 0600 051000	5	7	76 W. Main St.	with lot 6, retail	Thomas Cornell Galleries	-	3
0204 00900 0600 052000	5	8	70 W. Main St.	bar/rest	Goodfellas Bar & Grill	-	4

## Field Notes- Village of Patchogue Downtown Business Analysis, July 2002

Tax Map Number	Section	Parcel	Address	Type of Storefront Use	Name of Business	2nd floor use	Bldg Condition
0204 00900 0600 053000	5	9	68 W. Main St.	retail	Patchogue Pic Frame	-	3
0204 00900 0600 054000	5	10	62 W. Main St.	retail	Island Baths, La Journee	-	5
0204 00900 0600 055000	5	11	50-54 W. Main St.	retail/svc	Uniforms & things, Patchogue Fitness	-	3
0204 00900 0600 056000	5	12	44 W. Main St.	retail	Paradise Bridal & Tuxedo	-	4
0204 00900 0600 057000	5	13	32-38 W. Main St.	retail	Casa di Mario, Colony Shop	apls	4
0204 00900 0600 058000	5	14	22, 24 W. Main St.	retail	Mini mali: Ginos Pizzeria, Bridal Suite, Tricias Hair Galleria, vac	apls	3
0204 00900 0600 059000	5	15	8 W. Main St.	retail (Conklin Bldg)	Dave's Liquidation Outlet	storage	3
0204 00900 0600 060000	5	16	02-12 S. Ocean Ave.	retail & svc	altyns & stationery store, Pina (Brides & grooms), photography	office	4
0204 00900 0600 061000	5	17	14 S. Ocean Ave.	retail	Richard York Shoes	office	4
0204 00900 0600 069000	5	18	6 S. Ocean Ave.	restaurant	Tung Sing	-	5
0204 00900 0600 066001	5	19	S. Ocean Ave.	Parking Lot	Patchogue Village	-	-
0204 00900 0600 062000	5	20	38, 42, 46 S. Ocean Ave.	svc	Umile's Upholstery, Jimmy's Shoe Repairing, Brand Vacuums, Old World Antiques, Blazin Kutz Barber Shop	-	4
0204 00900 0600 063000	5	21	62 S. Ocean Ave.	retail, inst	Karl Ehmer Butcher, Suffolk Sports Hall of Fame	-	3
0204 00900 0600 065002	5	22	S. Ocean Ave.	inst	vacant, future home Suffolk Sports Hall of Fame	-	4
0204 01300 0400 014000	5	23	10 Church St.	Institution	United Meth Ch of Patch, Sugar & Spice Academy	-	5
0204 01300 0400 015000	5	24	96 S. Ocean Ave.	Institution	Recreation Center, Patchogue Village	office	4
0204 01300 0400 016000	5	25	98 S. Ocean Ave.	vac	vac	office	4
0204 01300 0400 018000	5	26	S. Ocean Ave.	vac lot in back of 25	vac	-	-
0204 01300 0400 017000	5	27	S. Ocean Ave.	park across from community garden	park	-	-
0204 01300 0400 019000	5	28	108 S. Ocean Ave.	retail	Casa Latina Home Furniture & Electronics	apls	4
0204 01300 0400 020000	5	29	116 S. Ocean Ave.	retail	La Confianza Mini Mkt	-	-
0204 01300 0400 007000	5	30	15 Church St.	bank, drive up	North Fork Bank	-	4
0204 01300 0400 006000	5	31	21 Church St.	res	multiple residences	-	4
0204 01300 0400 005000	5	32	W. Main St.	future? Entrance to parking lot?	Patchogue Village	-	-
0204 01300 0400 004000	5	33	27 Church St.	res	apartment	-	2
0204 01300 0400 003000	5	34	33 Church St.	res	3 fam residence	-	3
0204 01300 0400 002000	5	35	39 Church st.	res	3 residences?	-	3
0204 01300 0400 001000	5	36	35 Railroad Ave.	apls	at least 9 apls	-	3
0204 00900 0600 048001	5	37	9-11 Railroad Ave.	social organization	Knights of Columbus	-	4
0204 00900 0600 044000	5	38	36 Railroad Ave.	auto Related - auto repair	South Country Auto Center	-	3
0204 00900 0600 042000	5	39	30 Railroad Ave.	SVC Pumbing & Heating	F&R Fuel Oil Inc	-	3
0204 00900 0600 041000	5	40	24 Railroad Ave.	office	vac	-	3
0204 00900 0600 068000	5	41	18 Railroad Ave.	religious	Christ Unity Temple	office	3
0204 00900 0600 049000	5	42	7 Railroad Ave.	svc	Patchogue Plate Glass	office	3
0204 00900 0800 001000	6	1	2 E. Main St.	retail	Budget Buy & Sell, Jeans Town, Smoke Shop, Ariyana Ltd (clothes)	offices	4
0204 00900 0800 002000	6	2	18-26 E. Main St.	retail	Michaels Cam Ctr, Guys Pizza, vac	storage	3
0204 00900 0800 003000	6	3	28, 30 E. Main St.	retail, restaurant	vac, Sandellas (restaurant)	apls	5
0204 00900 0800 004000	6	4	E. Main St.	retail	Stanleys Bed&Furn	-	4
0204 00900 0800 029000	6	5	44 E. Main St.	retail	Stanleys Bed&Furn	-	3
0204 00900 0800 013000	6	6	46 E. Main St.	office	vac	-	5
0204 00900 0800 014000	6	7	54-60 E. Main St.	Library	Patchogue-Medford Library	-	4
0204 00900 0800 015000	6	8	70, 74 E. Main St.	retail	Rose Jewelers, Weiner Shoes	office	4
0204 00900 0800 016000	6	9	80 E. Main St.	retail	vac	-	3

## Field Notes- Village of Patchogue Downtown Business Analysis, July 2002

Tax Map Number	Section	Parcel	Address	Type of Storefront Use	Name of Business	2nd floor use	Bldg Condition
0204 00900 0800 017000	6	10	82-84 E. Main St.	The Village Mall mural from parking lot	The Village Mall: Pizzeria, Best Meal Chin Fd, vac, express avonas, vac apls		4
0204 00900 0800 018000	6	11	90 E. Main St.	Yesteryears mural from parking lot	Yesteryears Auction Gallery mural	storage	5
0204 00900 0800 020001	6	12	116 E. Main St.	office bldg	North Fork Bank, Cassel Farrington, US Gov Navy, US Gov Army	office	5
0204 00900 0800 021000	6	13	120 E. Main St.	office	Hough & Guidice Realty	-	4
0204 00900 0800 022000	6	14	124-128 E. Main St.	restaurant, retail	the Old Olive Tree, Eyes Deli	-	3
0204 00900 0800 023002	6	15	132, 138 E. Main St.	retail, svc	El Trinfo Restaurant (Spanish), Super Laundromat	-	4
0204 00900 0800 024000	6	16	142, 150 E. Main St.	retail	Caribe Minimarket, CBS Discount Store	-	3
0204 00900 0800 025000	6	17	E. Main St.	Back entrance to Post Office	Post Office	-	5
0204 00900 0800 026000	6	18	178 E. Main St.	svc	Mme Giuri, dressmaker	apt	4
0204 00900 0800 027000	6	19	180 E. Main St.	retail, svc	Lenz Plaza, NYS Business Group, Bkhvn Opticians	offices	4
0204 01000 0500 001000	6	20	196 E. Main St.	retail	Burlington Coat Factory	-	4
0204 01000 0500 002000	6	21	200 E. Main St.	office, svc	vac	-	3
0204 01000 0500 003000	6	22	202, 04, 06 E. Main St.	retail, svc	Sherwin Williams, Jzanus Home Care, vac	-	3
0204 01000 0500 004000	6	23	208-212 E. Main St.	retail, svc	All Care Medical Products	office	4
0204 01000 0500 005000	6	24	214 E. Main St.	retail - auto related (entrance on side street [Rider Ave])	NAPA Auto Parts	-	4
0204 01000 0500 011001	6	25	Terry St.	parking lot	Patchogue Village	-	-
0204 00900 0800 028000	6	26	Terry St.	Parking Lot	Patchogue Village	-	-
0204 00900 0800 019000	6	27	Terry St.	Parking Lot, Luigi's Ices	Patchogue Village	-	-
0204 00900 0800 030000	6	28	Terry St.	Backs of stores from Parking Lot	Patchogue Village	-	-
0204 01300 0600 026001	6	29	Terry St.	Parking Lot & Skate Park	Patchogue Village	-	-
0204 01300 0600 002000	6	30	20 Terry St.	community services	Fuente De Aqua Viva Inc (church in old house)	-	4
0204 01300 0600 037000	6	31	Terry St.	Parking Lot	Patchogue Village	-	-
0204 01300 0600 039000	6	32	10 Terry St.	Parking Lot	Patchogue Village	-	-
0204 01300 0600 001000	6	33	101 S. Ocean Ave.	Park & Parking Lot very nice garden	Village of Patchogue	-	-
0204 00900 0800 010000	6	34	Terry St.	Parking Lot	Private lot	-	-
0204 00900 0800 000000	6	35	off Terry St in Parking lot	?	rogue lot	-	-
0204 00900 0800 009000	6	36	85 S. Ocean Ave.	vac retail	vac, vac	-	3
0204 00900 0800 008000	6	37	83 S. Ocean Ave.	retail	Fast Duck Lacrosse	vac office	4
0204 00900 0800 005001	6	38	77 S. Ocean Ave.	retail	Family Melody Ctr, Patchogue Musc Ctr	storage	3
0204 00900 0800 006000	6	39	73 S. Ocean Ave.	office storefront	Suffolk Chest Physicians	-	4
0204 00900 0800 005002	6	40	35-63 S. Ocean Ave.	retail- pic part of 40, Libreria et al	retail- vac, vac, Bagels, vac, Jays Fabrics Home Decorating (3 stores), Libreria Multiservice (travel & phone svcs), Variedades Centro America	-	3
0204 00900 0800 011000	6	41	2 Roe Ct.	industrial	warehouse	-	4
0204 00900 0800 012000	6	42	E. Main St.	Parking Lot, walkway to main from parking lot	Patchogue Village	-	-

**Table DP-1. Profile of General Demographic Characteristics: 2000**

Geographic area: Patchogue village, New York

[For information on confidentiality protection, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total population. . . . .</b>	<b>11,919</b>	<b>100.0</b>	<b>HISPANIC OR LATINO AND RACE</b>		
<b>SEX AND AGE</b>			<b>Total population. . . . .</b>	<b>11,919</b>	<b>100.0</b>
Male . . . . .	5,972	50.1	Hispanic or Latino (of any race) . . . . .	2,842	23.8
Female. . . . .	5,947	49.9	Mexican. . . . .	76	0.6
Under 5 years . . . . .	866	7.3	Puerto Rican. . . . .	748	6.3
5 to 9 years . . . . .	757	6.4	Cuban . . . . .	28	0.2
10 to 14 years . . . . .	648	5.4	Other Hispanic or Latino . . . . .	1,990	16.7
15 to 19 years . . . . .	653	5.5	Not Hispanic or Latino . . . . .	9,077	76.2
20 to 24 years . . . . .	850	7.1	White alone. . . . .	8,231	69.1
25 to 34 years . . . . .	2,199	18.4	<b>RELATIONSHIP</b>		
35 to 44 years . . . . .	2,226	18.7	<b>Total population. . . . .</b>	<b>11,919</b>	<b>100.0</b>
45 to 54 years . . . . .	1,496	12.6	In households. . . . .	11,791	98.9
55 to 59 years . . . . .	573	4.8	Householder . . . . .	4,636	38.9
60 to 64 years . . . . .	400	3.4	Spouse . . . . .	1,868	15.7
65 to 74 years . . . . .	643	5.4	Child. . . . .	3,220	27.0
75 to 84 years . . . . .	466	3.9	Own child under 18 years . . . . .	2,363	19.8
85 years and over . . . . .	142	1.2	Other relatives . . . . .	947	7.9
Median age (years) . . . . .	34.9	(X)	Under 18 years . . . . .	245	2.1
18 years and over . . . . .	9,236	77.5	Nonrelatives . . . . .	1,120	9.4
Male . . . . .	4,611	38.7	Unmarried partner . . . . .	376	3.2
Female. . . . .	4,625	38.8	In group quarters . . . . .	128	1.1
21 years and over . . . . .	8,858	74.3	Institutionalized population. . . . .	-	-
62 years and over . . . . .	1,484	12.5	Noninstitutionalized population . . . . .	128	1.1
65 years and over . . . . .	1,251	10.5	<b>HOUSEHOLD BY TYPE</b>		
Male . . . . .	506	4.2	<b>Total households. . . . .</b>	<b>4,636</b>	<b>100.0</b>
Female. . . . .	745	6.3	Family households (families). . . . .	2,748	59.3
<b>RACE</b>			With own children under 18 years . . . . .	1,368	29.5
One race . . . . .	11,460	96.1	Married-couple family . . . . .	1,868	40.3
White . . . . .	9,687	81.3	With own children under 18 years . . . . .	903	19.5
Black or African American . . . . .	464	3.9	Female householder, no husband present . . . . .	622	13.4
American Indian and Alaska Native . . . . .	41	0.3	With own children under 18 years . . . . .	356	7.7
Asian . . . . .	166	1.4	Nonfamily households . . . . .	1,888	40.7
Asian Indian . . . . .	64	0.5	Householder living alone . . . . .	1,476	31.8
Chinese . . . . .	43	0.4	Householder 65 years and over . . . . .	418	9.0
Filipino . . . . .	14	0.1	Households with individuals under 18 years . . . . .	1,503	32.4
Japanese. . . . .	6	0.1	Households with individuals 65 years and over . . . . .	970	20.9
Korean. . . . .	10	0.1	Average household size. . . . .	2.54	(X)
Vietnamese. . . . .	1	-	Average family size. . . . .	3.20	(X)
Other Asian 1 . . . . .	28	0.2	<b>HOUSING OCCUPANCY</b>		
Native Hawaiian and Other Pacific Islander. . . . .	2	-	<b>Total housing units. . . . .</b>	<b>4,902</b>	<b>100.0</b>
Native Hawaiian. . . . .	1	-	Occupied housing units . . . . .	4,636	94.6
Guamanian or Chamorro . . . . .	-	-	Vacant housing units. . . . .	266	5.4
Samoan. . . . .	-	-	For seasonal, recreational, or occasional use. . . . .	59	1.2
Other Pacific Islander 2 . . . . .	1	-	Homeowner vacancy rate (percent). . . . .	1.6	(X)
Some other race . . . . .	1,100	9.2	Rental vacancy rate (percent). . . . .	3.2	(X)
Two or more races . . . . .	459	3.9	<b>HOUSING TENURE</b>		
<b>Race alone or in combination with one or more other races: 3</b>			<b>Occupied housing units . . . . .</b>	<b>4,636</b>	<b>100.0</b>
White . . . . .	10,050	84.3	Owner-occupied housing units . . . . .	2,254	48.6
Black or African American . . . . .	606	5.1	Renter-occupied housing units . . . . .	2,382	51.4
American Indian and Alaska Native . . . . .	120	1.0	Average household size of owner-occupied units . . . . .	2.67	(X)
Asian . . . . .	212	1.8	Average household size of renter-occupied units . . . . .	2.42	(X)
Native Hawaiian and Other Pacific Islander. . . . .	14	0.1			
Some other race . . . . .	1,400	11.7			

- Represents zero or rounds to zero. (X) Not applicable.

1 Other Asian alone, or two or more Asian categories.

2 Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

3 In combination with one or more of the other races listed. The six numbers may add to more than the total population and the six percentages may add to more than 100 percent because individuals may report more than one race.

Source: U.S. Census Bureau, Census 2000.

## APPENDIX II

**Table DP-2. Profile of Selected Social Characteristics: 2000**

Geographic area: Patchogue village, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>SCHOOL ENROLLMENT</b>			<b>NATIVITY AND PLACE OF BIRTH</b>		
Population 3 years and over			Total population.....	<b>11,917</b>	<b>100.0</b>
enrolled in school.....	2,739	<b>100.0</b>	Native.....	9,782	82.1
Nursery school, preschool.....	160	5.8	Born in United States.....	9,377	78.7
Kindergarten.....	227	8.3	State of residence.....	8,436	70.8
Elementary school (grades 1-8).....	1,268	46.3	Different state.....	941	7.9
High school (grades 9-12).....	580	21.2	Born outside United States.....	405	3.4
College or graduate school.....	504	18.4	Foreign born.....	2,135	17.9
			Entered 1990 to March 2000.....	1,413	11.9
			Naturalized citizen.....	423	3.5
			Not a citizen.....	1,712	14.4
<b>EDUCATIONAL ATTAINMENT</b>			<b>REGION OF BIRTH OF FOREIGN BORN</b>		
Population 25 years and over.....	<b>8,172</b>	<b>100.0</b>	Total (excluding born at sea).....	<b>2,135</b>	<b>100.0</b>
Less than 9th grade.....	670	8.2	Europe.....	280	13.1
9th to 12th grade, no diploma.....	1,011	12.4	Asia.....	175	8.2
High school graduate (includes equivalency).....	2,474	30.3	Africa.....	49	2.3
Some college, no degree.....	1,561	19.1	Oceania.....	-	-
Associate degree.....	569	7.0	Latin America.....	1,621	75.9
Bachelor's degree.....	1,079	13.2	Northern America.....	10	0.5
Graduate or professional degree.....	808	9.9			
Percent high school graduate or higher.....	79.4	(X)	<b>LANGUAGE SPOKEN AT HOME</b>		
Percent bachelor's degree or higher.....	23.1	(X)	Population 5 years and over.....	<b>11,163</b>	<b>100.0</b>
			English only.....	8,242	73.8
<b>MARITAL STATUS</b>			Language other than English.....	2,921	26.2
Population 15 years and over.....	9,644	<b>100.0</b>	Speak English less than "very well".....	1,877	16.8
Never married.....	2,977	30.9	Spanish.....	2,346	21.0
Now married, except separated.....	4,546	47.1	Speak English less than "very well".....	1,642	14.7
Separated.....	404	4.2	Other Indo-European languages.....	416	3.7
Widowed.....	588	6.1	Speak English less than "very well".....	156	1.4
Female.....	483	5.0	Asian and Pacific Island languages.....	94	0.8
Divorced.....	1,129	11.7	Speak English less than "very well".....	35	0.3
Female.....	668	6.9			
<b>GRANDPARENTS AS CAREGIVERS</b>			<b>ANCESTRY (single or multiple)</b>		
Grandparent living in household with			Total population.....	<b>11,917</b>	<b>100.0</b>
one or more own grandchildren under			Total ancestries reported.....	<b>14,303</b>	<b>120.0</b>
18 years.....	257	<b>100.0</b>	Arab.....	48	0.4
Grandparent responsible for grandchildren.....	127	49.4	Czech.....	93	0.8
			Danish.....	5	-
<b>VETERAN STATUS</b>			Dutch.....	143	1.2
Civilian population 18 years and over.....	<b>9,201</b>	<b>100.0</b>	English.....	877	7.4
Civilian veterans.....	889	9.7	French (except Basque).....	261	2.2
			French Canadian.....	171	1.4
<b>DISABILITY STATUS OF THE CIVILIAN</b>			German.....	1,776	14.9
<b>NONINSTITUTIONALIZED POPULATION</b>			Greek.....	182	1.5
Population 5 to 20 years.....	<b>2,256</b>	<b>100.0</b>	Hungarian.....	47	0.4
With a disability.....	223	9.9	Irish.....	2,489	20.9
			Italian.....	2,692	22.6
Population 21 to 64 years.....	<b>7,650</b>	<b>100.0</b>	Lithuanian.....	14	0.1
With a disability.....	1,556	20.3	Norwegian.....	74	0.6
Percent employed.....	46.5	(X)	Polish.....	561	4.7
No disability.....	6,094	79.7	Portuguese.....	22	0.2
Percent employed.....	83.6	(X)	Russian.....	177	1.5
			Scotch-Irish.....	151	1.3
Population 65 years and over.....	<b>1,224</b>	<b>100.0</b>	Scottish.....	85	0.7
With a disability.....	516	42.2	Slovak.....	11	0.1
			Subsaharan African.....	61	0.5
<b>RESIDENCE IN 1995</b>			Swedish.....	94	0.8
Population 5 years and over.....	<b>11,163</b>	<b>100.0</b>	Swiss.....	11	0.1
Same house in 1995.....	5,570	49.9	Ukrainian.....	64	0.5
Different house in the U.S. in 1995.....	4,950	44.3	United States or American.....	329	2.8
Same county.....	4,039	36.2	Welsh.....	21	0.2
Different county.....	911	8.2	West Indian (excluding Hispanic groups).....	127	1.1
Same state.....	538	4.8	Other ancestries.....	3,717	31.2
Different state.....	373	3.3			
Elsewhere in 1995.....	643	5.8			

-Represents zero or rounds to zero. (X) Not applicable.

1The data represent a combination of two ancestries shown separately in Summary File 3. Czech includes Czechoslovakian. French includes Alsatian. French Canadian includes Acadian/Cajun. Irish includes Celtic.

Source: U.S. Bureau of the Census, Census 2000.



**Table DP-3. Profile of Selected Economic Characteristics: 2000**

Geographic area: Patchogue village, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject			Number	Percent	Subject			Number	Percent
<b>EMPLOYMENT STATUS</b>					<b>INCOME IN 1999</b>				
<b>Population 16 years and over</b> . . . . .			<b>9,466</b>	<b>100.0</b>	<b>Households.</b> . . . . .			<b>4,623</b>	<b>100.0</b>
In labor force . . . . .			6,661	70.4	Less than \$10,000. . . . .			459	9.9
Civilian labor force. . . . .			6,628	70.0	\$10,000 to \$14,999. . . . .			296	6.4
Employed . . . . .			6,266	66.2	\$15,000 to \$24,999. . . . .			467	10.1
Unemployed . . . . .			362	3.8	\$25,000 to \$34,999. . . . .			537	11.6
Percent of civilian labor force . . . . .			5.5	(X)	\$35,000 to \$49,999. . . . .			638	13.8
Armed Forces. . . . .			33	0.3	\$50,000 to \$74,999. . . . .			963	20.8
Not in labor force. . . . .			2,805	29.6	\$75,000 to \$99,999. . . . .			597	12.9
					\$100,000 to \$149,999. . . . .			455	9.8
<b>Females 16 years and over</b> . . . . .			<b>4,828</b>	<b>100.0</b>	\$150,000 to \$199,999. . . . .			147	3.2
In labor force . . . . .			3,127	64.8	\$200,000 or more . . . . .			64	1.4
Civilian labor force. . . . .			3,114	64.5	Median household income (dollars) . . . . .			47,027	(X)
Employed . . . . .			2,906	60.2					
					With earnings . . . . .			3,707	80.2
<b>Own children under 6 years.</b> . . . . .			<b>846</b>	<b>100.0</b>	Mean earnings (dollars) <sub>1</sub> . . . . .			59,538	(X)
All parents in family in labor force . . . . .			471	55.7	With Social Security income . . . . .			1,140	24.7
					Mean Social Security income (dollars) <sub>1</sub> . . . . .			12,254	(X)
<b>COMMUTING TO WORK</b>					With Supplemental Security Income . . . . .			337	7.3
<b>Workers 16 years and over</b> . . . . .			<b>6,140</b>	<b>100.0</b>	Mean Supplemental Security Income				
Car, truck, or van -- drove alone . . . . .			4,296	70.0	(dollars) <sub>1</sub> . . . . .			5,867	(X)
Car, truck, or van -- carpooled. . . . .			1,051	17.1	With public assistance income . . . . .			172	3.7
Public transportation (including taxicab) . . . . .			473	7.7	Mean public assistance income (dollars) <sub>1</sub> . . . . .			2,774	(X)
Walked. . . . .			177	2.9	With retirement income . . . . .			757	16.4
Other means. . . . .			72	1.2	Mean retirement income (dollars) <sub>1</sub> . . . . .			19,006	(X)
Worked at home . . . . .			71	1.2					
Mean travel time to work (minutes) <sub>1</sub> . . . . .			26.6	(X)	<b>Families</b> . . . . .			<b>2,759</b>	<b>100.0</b>
					Less than \$10,000. . . . .			133	4.8
<b>Employed civilian population</b>					\$10,000 to \$14,999. . . . .			137	5.0
<b>16 years and over</b> . . . . .			<b>6,266</b>	<b>100.0</b>	\$15,000 to \$24,999. . . . .			222	8.0
<b>OCCUPATION</b>					\$25,000 to \$34,999. . . . .			289	10.5
Management, professional, and related					\$35,000 to \$49,999. . . . .			355	12.9
occupations . . . . .			1,985	31.7	\$50,000 to \$74,999. . . . .			665	24.1
Service occupations . . . . .			1,065	17.0	\$75,000 to \$99,999. . . . .			454	16.5
Sales and office occupations . . . . .			1,551	24.8	\$100,000 to \$149,999. . . . .			336	12.2
Farming, fishing, and forestry occupations. . . . .			37	0.6	\$150,000 to \$199,999. . . . .			114	4.1
Construction, extraction, and maintenance					\$200,000 or more . . . . .			54	2.0
occupations . . . . .			665	10.6	Median family income (dollars) . . . . .			60,126	(X)
Production, transportation, and material moving					Per capita income (dollars) <sub>1</sub> . . . . .			22,962	(X)
occupations . . . . .			963	15.4	<b>Median earnings (dollars):</b>				
<b>INDUSTRY</b>					Male full-time, year-round workers. . . . .			38,561	(X)
Agriculture, forestry, fishing and hunting,					Female full-time, year-round workers . . . . .			30,599	(X)
and mining . . . . .			14	0.2					
Construction . . . . .			431	6.9					
Manufacturing. . . . .			1,097	17.5					
Wholesale trade. . . . .			259	4.1					
Retail trade . . . . .			801	12.8					
Transportation and warehousing, and utilities . . . . .			199	3.2					
Information . . . . .			233	3.7					
Finance, insurance, real estate, and rental and					<b>POVERTY STATUS IN 1999</b>				
leasing . . . . .			232	3.7	<b>Families</b> . . . . .			<b>223</b>	<b>8.1</b>
Professional, scientific, management,					With related children under 18 years. . . . .			198	13.0
administrative, and waste management services . . . . .			654	10.4	With related children under 5 years. . . . .			121	19.5
Educational, health and social services . . . . .			1,226	19.6					
Arts, entertainment, recreation, accommodation					<b>Families with female householder, no</b>				
and food services . . . . .			373	6.0	<b>husband present</b> . . . . .			<b>177</b>	<b>28.0</b>
Other services (except public administration) . . . . .			277	4.4	With related children under 18 years. . . . .			163	39.2
Public administration. . . . .			470	7.5	With related children under 5 years. . . . .			104	68.9
<b>CLASS OF WORKER</b>					<b>Individuals</b> . . . . .			<b>1,275</b>	<b>10.7</b>
Private wage and salary workers . . . . .			4,866	77.7	18 years and over . . . . .			909	9.8
Government workers. . . . .			1,116	17.8	65 years and over . . . . .			127	10.4
Self-employed workers in own not incorporated					Related children under 18 years . . . . .			352	13.5
business . . . . .			279	4.5	Related children 5 to 17 years . . . . .			221	11.7
Unpaid family workers . . . . .			5	0.1	Unrelated individuals 15 years and over. . . . .			613	19.8

-Represents zero or rounds to zero. (X) Not applicable.

1If the denominator of a mean value or per capita value is less than 30, then that value is calculated using a rounded aggregate in the numerator. See text.

Source: U.S. Bureau of the Census, Census 2000.

## APPENDIX II

**Table DP-4. Profile of Selected Housing Characteristics: 2000**

Geographic area: Patchogue village, New York

[Data based on a sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see text]

Subject	Number	Percent	Subject	Number	Percent
<b>Total housing units . . . . .</b>	<b>4,902</b>	<b>100.0</b>	<b>OCCUPANTS PER ROOM</b>		
<b>UNITS IN STRUCTURE</b>			<b>Occupied housing units . . . . .</b>	<b>4,636</b>	<b>100.0</b>
1-unit, detached . . . . .	2,442	49.8	1.00 or less . . . . .	4,363	94.1
1-unit, attached . . . . .	115	2.3	1.01 to 1.50 . . . . .	136	2.9
2 units . . . . .	527	10.8	1.51 or more . . . . .	137	3.0
3 or 4 units . . . . .	167	3.4			
5 to 9 units . . . . .	701	14.3	<b>Specified owner-occupied units . . . . .</b>	<b>1,766</b>	<b>100.0</b>
10 to 19 units . . . . .	452	9.2	<b>VALUE</b>		
20 or more units . . . . .	498	10.2	Less than \$50,000 . . . . .	30	1.7
Mobile home . . . . .	-	-	\$50,000 to \$99,999 . . . . .	137	7.8
Boat, RV, van, etc . . . . .	-	-	\$100,000 to \$149,999 . . . . .	846	47.9
			\$150,000 to \$199,999 . . . . .	508	28.8
<b>YEAR STRUCTURE BUILT</b>			\$200,000 to \$299,999 . . . . .	195	11.0
1999 to March 2000 . . . . .	-	-	\$300,000 to \$499,999 . . . . .	50	2.8
1995 to 1998 . . . . .	30	0.6	\$500,000 to \$999,999 . . . . .	-	-
1990 to 1994 . . . . .	111	2.3	\$1,000,000 or more . . . . .	-	-
1980 to 1989 . . . . .	368	7.5	Median (dollars) . . . . .	143,100	(X)
1970 to 1979 . . . . .	859	17.5			
1960 to 1969 . . . . .	962	19.6	<b>MORTGAGE STATUS AND SELECTED</b>		
1940 to 1959 . . . . .	1,062	21.7	<b>MONTHLY OWNER COSTS</b>		
1939 or earlier . . . . .	1,510	30.8	With a mortgage . . . . .	1,222	69.2
			Less than \$300 . . . . .	-	-
<b>ROOMS</b>			\$300 to \$499 . . . . .	-	-
1 room . . . . .	161	3.3	\$500 to \$699 . . . . .	18	1.0
2 rooms . . . . .	253	5.2	\$700 to \$999 . . . . .	122	6.9
3 rooms . . . . .	1,065	21.7	\$1,000 to \$1,499 . . . . .	558	31.6
4 rooms . . . . .	839	17.1	\$1,500 to \$1,999 . . . . .	380	21.5
5 rooms . . . . .	669	13.6	\$2,000 or more . . . . .	144	8.2
6 rooms . . . . .	833	17.0	Median (dollars) . . . . .	1,431	(X)
7 rooms . . . . .	519	10.6	Not mortgaged . . . . .	544	30.8
8 rooms . . . . .	323	6.6	Median (dollars) . . . . .	540	(X)
9 or more rooms . . . . .	240	4.9			
Median (rooms) . . . . .	4.7	(X)	<b>SELECTED MONTHLY OWNER COSTS</b>		
<b>Occupied housing units . . . . .</b>	<b>4,636</b>	<b>100.0</b>	<b>AS A PERCENTAGE OF HOUSEHOLD</b>		
<b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>			<b>INCOME IN 1999</b>		
1999 to March 2000 . . . . .	879	19.0	Less than 15.0 percent . . . . .	489	27.7
1995 to 1998 . . . . .	1,558	33.6	15.0 to 19.9 percent . . . . .	266	15.1
1990 to 1994 . . . . .	636	13.7	20.0 to 24.9 percent . . . . .	329	18.6
1980 to 1989 . . . . .	669	14.4	25.0 to 29.9 percent . . . . .	190	10.8
1970 to 1979 . . . . .	389	8.4	30.0 to 34.9 percent . . . . .	181	10.2
1969 or earlier . . . . .	505	10.9	35.0 percent or more . . . . .	311	17.6
			Not computed . . . . .	-	-
<b>VEHICLES AVAILABLE</b>			<b>Specified renter-occupied units . . . . .</b>	<b>2,378</b>	<b>100.0</b>
None . . . . .	667	14.4	<b>GROSS RENT</b>		
1 . . . . .	1,722	37.1	Less than \$200 . . . . .	82	3.4
2 . . . . .	1,617	34.9	\$200 to \$299 . . . . .	15	0.6
3 or more . . . . .	630	13.6	\$300 to \$499 . . . . .	114	4.8
			\$500 to \$749 . . . . .	529	22.2
<b>HOUSE HEATING FUEL</b>			\$750 to \$999 . . . . .	1,049	44.1
Utility gas . . . . .	1,163	25.1	\$1,000 to \$1,499 . . . . .	438	18.4
Bottled, tank, or LP gas . . . . .	30	0.6	\$1,500 or more . . . . .	90	3.8
Electricity . . . . .	618	13.3	No cash rent . . . . .	61	2.6
Fuel oil, kerosene, etc . . . . .	2,754	59.4	Median (dollars) . . . . .	836	(X)
Coal or coke . . . . .	-	-			
Wood . . . . .	14	0.3	<b>GROSS RENT AS A PERCENTAGE OF</b>		
Solar energy . . . . .	-	-	<b>HOUSEHOLD INCOME IN 1999</b>		
Other fuel . . . . .	21	0.5	Less than 15.0 percent . . . . .	365	15.3
No fuel used . . . . .	36	0.8	15.0 to 19.9 percent . . . . .	252	10.6
			20.0 to 24.9 percent . . . . .	300	12.6
<b>SELECTED CHARACTERISTICS</b>			25.0 to 29.9 percent . . . . .	236	9.9
Lacking complete plumbing facilities . . . . .	44	0.9	30.0 to 34.9 percent . . . . .	191	8.0
Lacking complete kitchen facilities . . . . .	59	1.3	35.0 percent or more . . . . .	950	39.9
No telephone service . . . . .	122	2.6	Not computed . . . . .	84	3.5

-Represents zero or rounds to zero. (X) Not applicable.

Source: U.S. Bureau of the Census, Census 2000.

**Table of Zoning Requirements for the Village of Patchogue<sup>1</sup>**

<i>District</i>	<i>Allows</i>
<b>A-Residence*</b>	One-family dwellings, churches, public parks, playgrounds and recreational areas, schools and colleges, requiring Board approval and accessory buildings.
<b>B-Residence</b>	As above, plus offices/professional buildings with Board of Appeals approval.
<b>C-Residence*</b>	Any principal and accessory use permitted in the "A" Residence District plus Owner occupied two family dwellings per board approval, Garden apartments, apartment houses or multiple family dwellings with Board approval.
<b>RH-Residence (Retirement Housing)</b>	Garden apartments and apartment houses limited to 55 years or over with exceptions. Recreational and cultural facilities for residents and accessory uses.
<b>RPO-Residence (Residence Professional Office)</b>	Any principal and accessory uses permitted in "A" Residence district. Owner occupied two family dwellings per Board approval, Garden apartments, apartment houses or multiple family dwellings, Professional offices and a combination of above per Board approval.
<b>D-1 Business*</b>	Any use permitted in any residential district except for one and two family dwellings. Garden apartments and apartment houses permitted per Board approval. Telephone exchanges. Offices and professional buildings for health related services by special permit from the Board of Appeals. Shops and stores for sales at retail of consumer merchandise and services, except for those uses permitted in the D-5 Business District.  Personal service shops such as barber shops, beauty parlors and like services. Bowling alleys. Banks, theaters, restaurants other than drive-in restaurants and offices for other than health related services. Undertaking establishments. Commercial bathhouses and boathouses. Minor garages. Motor vehicle salesrooms as permanent buildings, and used car lots with auto service facilities other than body shops, accessory to same, per board approval, Game rooms, per Board approval. Other uses. Kennels. Billiard parlors per board approval.
<b>D-2 Business*</b>	Any use permitted in any residence and D-1 business district except one and two family dwellings. Golf courses, private, county and yacht clubs per Board approval. Shops and stores for wholesale and retail consumer merchandise and services, except for those permitted in the D-5 Business District. Laundromats and other uses per Board approval.
<b>D-3 Business*</b>	Any use permitted in the D-2 business except for the following uses: Churches. Theaters. Place of public entertainment, places of public assembly. Catering and restaurant businesses with seating in excess of one hundred and fifty persons. Schools, except when approved by the Board. Billiard parlors.
<b>D-4 Business</b>	Garden apartments, apartment houses, per Board approval. Hotel and motels. Telephone exchanges. Shops and stores for the sale at retail of consumer merchandise and services, personal service, shops, restaurants, and wholesales and warehouses per Board approval. Offices and professional buildings, Undertaking establishments and other uses per Board approval.
<b>D-5 Business*</b>	Public garages, Filling stations, Drive in restaurants, Motor vehicle washing business. Except incidental to public garage or filling station. Sales distribution or dispensing of any goods, wares or services to persons in automobiles.
<b>E-Industrial*</b>	Industrial uses (most nuisance uses disallowed) also residential uses except for Board approval and shops and stores for wholesale and retail sale of merchandise or services and offices except for Board approval.

*\*Located within study area.*

## APPENDIX III

<b>Table of Allowed Uses by Zoning District, for Districts in the Patchogue Business District Study Area<sup>2</sup></b>	
<b>A Residence District</b>	
	One-family dwelling
	Churches, parish houses, convents & accessory buildings of a religious nature <sup>1</sup>
	Public parks, playgrounds and recreational areas <sup>2</sup>
	Elementary or high schools approved by the NYS Bd of regents, accredited colleges or universities <sup>1</sup>
	Private attached garage as an accessory building
	Other customary accessory uses and buildings, provided that such uses are incidental to the principal use, but such uses shall not include any activity conducted as a business.
<b>C Residence District</b>	
	Everything allowed in A Residence District
	Owner-occupied two-family dwellings <sup>1</sup>
	Garden apartments, apartment house or multiple family dwellings <sup>3</sup>
<b>D1 Business District</b>	
	Any use permitted in any residence district, <i>except for one-family and two-family dwellings</i>
	Garden apartments <sup>3</sup>
	Apartment houses <sup>3</sup>
	Telephone exchanges
	Offices and professional buildings for health-related services <sup>1</sup>
	Shops and stores for the sale at retail of consumer merchandise and services, except for those uses permitted in the D5 Business District
	Personal service shops, such as barbershops, beauty parlors and like services
	Bowling alleys
	Banks, theaters, restaurants other than drive-in restaurants and offices for other than health-related services
	Undertaking establishments
	Commercial bathhouses or boathouses
	Minor garages
	Motor vehicle salesrooms as permanent buildings, and used car lots, together with automobile service facilities other than body shops accessory to same <sup>4</sup>
	Game rooms (2 yr. permits) <sup>1</sup>
	Other uses which, in the opinion of the Board of Appeals, meet the standards set forth in §93-49C of this ordinance and are of the same general character as those listed as permitted uses in this district.
	Kennels
	Billiard parlors <sup>1</sup>
<b>D2 Business District</b>	
	Any use permitted in any residence district and the D1 Business District, <i>except for one-family and two-family dwellings</i>
	Golf courses: private, country and yacht clubs <sup>4</sup>
	Shops and stores for wholesale and retail consumer merchandise and services except for those uses permitted in the D5 Business District
	Laundromats <sup>4</sup>
	Other uses which, in the opinion of the Board of Appeals, meet the standards set forth in §93-49C of this ordinance and are of the same general characterization as those listed as permitted uses in this district.
<b>D3 Business District</b>	
	Any use permitted in the D2 Business District, <i>except:</i>
	- Churches
	- Theaters
	- Places of public entertainment
	- Places of public assembly, catering and restaurant businesses with seating in excess of 150 persons
	- Schools: private, public, parochial, business and professional except when approved by the Board of Trustees after a public hearing.

**Table of Allowed Uses by Zoning District, for Districts in the Patchogue Business District Study Area<sup>2</sup>**

- Billiard parlors
<b>D5 Business District</b>
Public Garages
Filling Stations
Drive-in restaurants
Motor vehicle washing businesses or structures except those that are incidental or accessory to a public garage or filling station
Sale, distribution or dispensing of any goods, wares, merchandise or services to persons while said persons are in automobiles or other motor vehicles.
<b>E Industrial District</b>
In E Industrial Districts, buildings, structures and premises may be used for any lawful business or industrial use, <i>except for the prohibited uses listed below:</i>
- abattoirs
- acetylene, natural or any type of gas manufacture and the storage thereof
- all types and kinds of acid manufactures as a principal industry
- ammonia, bleaching powder or chlorine manufacture
- arsenal
- asphalt manufacture or refining
- bag cleaning
- billiard parlors, except when auth. by spec. perm.
- blast furnace
- coal-tar products manufacture
- coke oven
- commercial center except when authorized by special permit from the Board of Trustees
- crematory, not connected with cemetery
- creosote treatment or manufacture
- disinfectant manufacture
- distillation of bones, coal or wood
- dyestuff manufacture
- emery cloth and sandpaper manufacture
- exterminator and insect poisons manufacture
- farmers' market, except when authorized by special permit from the Board of Trustees
- fat rendering
- fertilizer processing, manufacture and bone grinding
- fireworks or explosives processing, manufacture or storage
- fish smoking and curing
- forge plant
- garbage, offal or dead animals' reduction, dumping or incineration, except when authorized by special permit from the Board of Trustees
- gas manufacture of all types
- gasoline filling station
- glue, size or gelatine manufacture
- gunpowder manufacture, processing or storage
- incinerating or reduction of garbage, dead animals, offal or refuse
- ink manufacture
- iron, steel, brass or copper foundry
- junkyard

## APPENDIX III

**Table of Allowed Uses by Zoning District, for Districts in the Patchogue Business District Study Area<sup>2</sup>**

- lampblack manufacture
- motel
- nursing home
- oilcloth or linoleum manufacture
- oiled, rubber or leather goods manufacture
- oil reduction
- paint, oil, shellac, turpentine or varnish manufacture
- paper and pulp manufacture
- personal service shops and stores and shops for the sale at retail of consumer merchandise or services, or both, except when authorized by special permit from the Board of Trustees
- petroleum products refining or wholesale storage of petroleum
places of amusement and recreation areas, except when authorized by special permit from the Board of Trustees
- plating works
- potash works
- printing ink manufacture
- public garage
- pyroxylin manufacture
- recycling center
- residential purposes of any kind, including all types of dwellings and housing, except when authorized by special permit from the Board of Trustees
- rockcrusher
- rolling mill
- rubber or gutta-percha manufacture or treatment
- sauerkraut manufacture
- sausage manufacture
- shoe blackening manufacture
- shops and stores for the wholesale or retail sale of merchandise or services and offices, except when authorized by special permit from the Board of Trustees
- shredding of automobiles, scrap metal or other metallic substances
- smelters
- soap manufacture
- soda and compound manufacture
- steel or cast-iron pipe manufacture
- stockyards
- stone mill or quarry
- storage or bailing of scrap paper, iron, bottles rags or junk, except when authorized by special permit from the Board of Trustees
- stove polish manufacture
- tallow, grease or lard manufacture or refining from animal fat
- tanning, curing or storage of rawhides or skins
- tar distillation or manufacture
- tar roofing or waterproofing manufacture
- tobacco manufacture or treatment
- vinegar manufacture
- wool pulling or scouring
- yeast plant

**Table of Allowed Uses by Zoning District, for Districts in the Patchogue Business District Study Area<sup>2</sup>**

- any uses any uses permitted in D5 Business Districts
- any uses any uses permitted in H Business Districts
- any uses any uses permitted in X Business Districts
- any other trade, business, industry, use or industrial process that may be injurious, hazardous, noxious or offensive to the surrounding area by reason of the emission of odor, dust, light, smoke, soot, gas, fumes, vibration, noise or similar substances or conditions.
<sup>1</sup> . Authorization required by a special permit from the Zoning Board of Appeals
<sup>2</sup> . Authorization or operation by a governmental authority
<sup>3</sup> . Approval required by the Board of Trustees
<sup>4</sup> . Permission required by a special exception by the Board of Appeals

1. Excerpted from ZONING, Chapter 93 from the CODE of the Village of Patchogue, October 1996.

2. ZONING, Chapter 93 from the CODE of the Village of Patchogue, October 1996, §93-7, §93-9, §93-10, §93-10.1, §93-10.2, §93-11, §93-12, §93-13, §93-14, §93-15 and §93-16.

## APPENDIX IV

### Exact storefront counts, July 2002, downtown Patchogue.

Type of Store	Number	Type of Store	Number
<i>Eating and Drinking: (17)</i>		<i>Non-Retail (Services): (27)</i>	
Restaurant	10	Hair Salon	7
Bar	2	Barber	2
Pizza	4	Home Health Care	2
Chinese Takeout	1	Laundromat	2
		Nail Salon	2
		Printing	2
<i>Food and Beverage: (7)</i>		Fitness	1
Convenience Store	2	Martial Arts	1
Deli	2	Optical	1
Butcher	1	Pet Grooming	1
Ice Cream	1	Shoe Repair	1
Liquor	1	Tailor	1
		Theater	1
<i>Clothing and Accessories: (17)</i>		Upholstery	1
Clothing	7	Taxi	1
Formal Attire	4	Video	1
Shoes	3		
Jewelry	2	<i>Non-Retail (Offices): (31)</i>	
Uniforms	1	Accounting	5
		Legal	5
<i>Home Furnishings &amp; Building Materials: (9)</i>		Bank	4
Furniture	4	Doctor	4
Antiques	2	Architect	1
Kitchen & Bath	1	Chiropractor	1
Paint & Wallpaper	1	Insurance	1
Picture Framing	1	Real Estate	1
		Travel	1
<i>Electronics &amp; Appliances: (4)</i>		Other Office	8
Camera	2		
Computer	1	<i>Non-Retail (Institutions): (13)</i>	
Music/Tapes/CDs	1	Church	4
		School	2
<i>Automotive: (1)</i>		Military Recruiting	2
Automotive Parts	1	Museum	1
		Post Office	1
<i>Other Retail: (12)</i>		Library	1
Used Merchandise	3	Recreation Center	1
Phone Cards/Cellular Phones	2	Social Organization	1
Variety Store	2		
Florist	1	<i>Other Non-Retail: (5)</i>	
Medical Products	1	Apartments	1
Stationery	1	Auto Repair	1
Tobacco	1	Machine Shop	1
Vacuum	1	Plumbing	1
		Plate Glass	1



Report, Plan and Map For Extension of Patchogue Business Improvement District

Suffolk County Department of Planning / Village of Patchogue Downtown Business District Analysis

REPORT, PLAN AND MAP  
FOR  
EXTENSION OF  
PATCHOGUE BUSINESS IMPROVEMENT DISTRICT

VILLAGE OF PATCHOGUE  
COUNTY OF SUFFOLK  
STATE OF NEW YORK

Mayor  
Stephen E. Keegan

Trustees  
Lynn A. Davis  
Roy Donato  
Paul Felice  
Stephen Fuoco  
Edward Ihne  
David Kennedy

Village Clerk  
Mary Pontieri

November 25, 1997

Prepared by  
Rim J. Giedraitis  
Planning Consultant

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- 3. Review of Overall Village Goals

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BUSINESS IMPROVEMENT DISTRICT

- 1. Map of Expanded PBID
- 2. Description of Boundaries
- 3. Present and Proposed Land Uses Within the Expanded PBID
- 4. Proposed Improvements and Services
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- A. List of Included Properties by Street Address and Suffolk County Tax Map # *(This Appendix is not included.)*
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- E. Map of District (Town Zoning Map)OBJECTIVES *(This Appendix is not included.)*

## Report, Plan and Map For Extension of Patchogue Business Improvement District

### 1. OBJECTIVES

Pursuant to Article 19A, Section 980-f of General Municipal Law, it is the intent of the Village Trustees and this Plan, Report and Map to expand the Patchogue Business Improvement District (PBID) to the boundaries of the entire Village and to include all property classifications except single-family dwellings and undeveloped properties which are zoned for single-family uses.

The objectives of the extension are to:

1. Allow for funding improvements and promotional activities beyond the existing limit of the PBID but which are clearly economically beneficial to the entire village;
2. Increase the dollar amount which can be raised and dedicated for storefront improvements, security, promotional activities, open space improvements and other purposes as provided for in Article 19A, Section 980-c of General Municipal Law;
3. Lower the amount of assessment for property owners who were included in the original PBID; and
4. Broaden commitment to help revitalize the Village's Business Community and restore the financial and social healthfulness of the entire Village.

### 2. INITIAL BID ACTIVITIES

Nearly 5 years have passed since the original PBID was established in 1992. The Patchogue District Management Association, Inc. (PDMA) opted to minimize initial expenditures by establishing only an operating budget. It was the PDMA's intention to fund activities which were clearly required and to evaluate the potential effectiveness of other expenditures before district funds were spent. Examining funding initiatives in other Business Improvement Districts throughout the State allowed the PDMA to select funding projects which would be most effective within the Village of Patchogue.

What has become clear from conferences, meetings, and discussions with managers of other BIDs is that the funding commitment must be broader (include more properties) and that expenditures must address problems which are not necessarily within the physical boundaries of a limited Business Improvement District. In addition, if the BID is to be effective, more money must be dedicated to finance solutions of an ailing business community.

### 3. REVIEW OF OVERALL VILLAGE GOALS

In 1979, the Suffolk County Planning Commission prepared a Patchogue Village Planning Study. It correctly identified some of the problems which then faced the Village's Central Business District. These included:

- Deteriorating and outdated commercial building facades;

- Substandard and vacant commercial structures;
- Inappropriate distribution of off-street parking;
- Traffic congestion on Main Street;
- No unified business-publicity campaign; and
- Lack of expansion of anchor stores.

Some of the problems still persist and a new problem of shopper security developed – recognized after the study was complete.

The study also stated that: "The importance of upgrading the CBD (Central Business District) to the development of the entire Village is paramount." This means that the CBD must not only survive – it must thrive for the benefit of the entire Village of Patchogue. Housing stock will not improve, median income facilities will not locate into the Village and private capital investment will not be attracted to the Village if the Business Community continues to show signs of competitive neglect and physical decay.

Unfortunately, the Suffolk County study fell short in exploring the economically devastating relationship between shopping center developments along Sunrise Highway and the Village's CBD. It did not emphasize the need for the Village of Patchogue to coordinate its planning goals with the Town of Brookhaven. Nor did it make a strong case for the Village to compete for business dollars in an aggressive way. This competitive neglect has drawn a significant number of shoppers out of the Village to automobile-oriented shopping centers along Sunrise Highway in the vicinity of Waverly Avenue and Route 112. Moreover, the loss of shopping dollars has made it increasingly difficult for businesses to survive and for those that do, to make major capital improvements to their establishments.

For the Village of Patchogue to become competitive with shopping centers and to revitalize the Business Community, it must pursue the following goals using the PBID as a promotional and service-providing vehicle:

- A. Encourage the assembly of small properties by developers who will bring fresh ideas and fresh capital for redevelopment projects;
- B. Exploit the maritime character and beauty of the waterfront as a unifying architectural theme;
- C. Allow residential redevelopment of deteriorating dwellings with sufficient density to profitably attract developers and middle income residents;
- D. Attract facilities into the district which need not be located on Sunrise Highway, such as offices, health care facilities and even skilled-labor industries; and
- E. Promote existing and incoming businesses aggressively.

Clearly, if economic vitality is restored to the businesses within the Village, all other properties within the Village will benefit with increased property values, lower vacancies, safer streets and a better way of life.

Report, Plan and Map For Extension of Patchogue Business Improvement District

REPORT, PLAN AND MAP  
FOR EXPANSION OF THE PATCHOGUE BUSINESS IMPROVEMENT  
DISTRICT

1. MAP OF EXPANDED PBID

The Map of the Expanded Patchogue Business Improvement District is the Zoning Map of the Village of Patchogue included as Appendix A.

2. DESCRIPTION OF PBID BOUNDARIES

It is sufficient to state that all properties within the legal limits of the Village of Patchogue are included in the Expanded Patchogue Business Improvement District. However as explained hereafter, properties which are zoned for single family use are excluded from District charges.

3. PRESENT AND PROPOSED LAND USES WITHIN THE EXPANDED  
PBID:

Land uses within the Expanded PBID are all the uses within the Village. They include single-family dwellings, two-family dwellings, multiple family dwellings, businesses of all types, industrial facilities, office uses, religious and institutional uses, municipal uses and transportation uses. However, the land uses within the Expanded BID which are subject to a District charge are included in Table A.

Most existing uses will continue although some redevelopment may result in new locations of such uses. Residential density is expected to increase. Land used for office uses, health-related facilities and skilled-labor industries are also expected to increase. Land used for single-family use is expected to decrease.

However, the actual changes cannot be anticipated at this time. Such changes are within the Legislative prerogative of the Village Trustees pursuant to changes in zoning.

4. PROPOSED IMPROVEMENTS AND SERVICES

The Patchogue District Management Association intends to continue funding promotional activities, code enforcement and improvements in downtown security. It will also fund planning and architectural services, open space improvements, building façade renovations and any other services allowed under Article 19A Section 980-C of General Municipal Law.

5. COST OF IMPROVEMENTS AND SERVICES

The total cost of such activities and services shall not exceed the amounts specified in the following table over the next 5 years unless outside funding sources are made available such as donations, fund raising activities or grants.

TABLE A: PROPERTY OR LAND USE CLASSIFICATION INCLUDED IN  
THE EXTENDED PATCHOGUE BUSINESS IMPROVEMENT DISTRICT

218	2-Family Conversion
220	2-Family Year Round Residence
230	3-Family Year Round Residence
280	Multiple Residences
312	Residential land with small non-residential improvements
315	Underwater vacant Land (not owned by government)
330	Commercial Vacant Land
340	Industrial Vacant Land
411	Apartment Complex
414	Hotel
415	Motel
418	Inn, Lodge
421	Restaurant
422	Diner
425	Bar
430	Motor Vehicle Services
431	Auto Dealer – Sales and Service
432	Service and Gasoline Station
433	Auto Body Repair
434	Automotive Car Wash
438	Parking Lot
440	Storage, Warehouse and Distribution Facility
441	Petroleum Storage Products
447	Trucking Terminal
448	Piers, Wharves, Docks & Related Facilities
449	Other Storage, Warehouse and Distribution Facilities
452	Area or Neighborhood Shopping Center
453	Large Retail Outlet
455	Dealership – Sales & Service (other than auto)
461	Standard Bank/Single Occupant
462	Drive-In Branch Bank
463	Bank Complex with Office Building
464	Office Building
465	Professional Building
471	Funeral Home
481	Downtown Row-Type Common Wall
482	Downtown Row-Type Detached
483	Commercial Building Part Residential
484	One-Story small structure (single occupant)
485	One-Story small Structure (multi-occupant)
486	Minimart
534	Social or Fraternal Organization
541	Bowling Center

EXCLUDED FROM DISTRICT CHARGES ARE:

210	Single Family Dwellings
260	Single Family Season Residences
311	Vacant Residential Land
412	Condominiums and their associated boat berths

## Report, Plan and Map For Extension of Patchogue Business Improvement District

The distribution of District funds over a 5-year period are projected to be as follows:

SERVICE	1998	1999-2002
Enforcement	\$50,000	Decrease
Promotional	70,000	Increase
Improvements	33,000	Increase
Administrative	15,000	Remain the same
<b>TOTALS</b>	<b>\$168,000</b>	<b>Remain the same</b>

At the end of each fiscal year, the PBID management will evaluate the effectiveness of each expenditure to achieve its goals. Such evaluation may result in the redistribution of available funds. However, services will be provided for in accordance with State enabling legislation.

Based on previous PBID activities, promotional activities are extremely effective in drawing consumers into the village. Therefore promotional expenditures are expected to increase, together with physical improvements such as landscaping, sidewalks, lighting, signs, etc. Enforcement programs which have shown to effectively create an environment for shoppers and residents, are expected to continue although at a declining rate as the Village absorbs some of these costs in its own budget. Administrative costs are not expected to change during the next 5 years.

### 6. FUNDING SOURCES

The majority of funds will be raised as a Special District (as valorem) Tax which is based on the assessed value of the properties within the PBID. This is the same method which was used by the original Patchogue BID.

Other funds may be in the form of grants, gifts, donations and fund-raising activities of the District as provided for by N.Y.S. Law.

The assessment rate shall be reduced from the current \$1.084 per \$100 of assessed value to \$0.75 per \$100 of assessed value. This will allow the PBID to raise approximately \$168,000 which is approximately \$54,000 more than the current PBID is raising. The computation is generated as follows:

$$\frac{\text{Total Assessed Value}}{100} \times \text{tax rate} = \text{Total assessment}$$

$$\frac{\$22,406,489}{100} \times 0.75 = \$168,048.66$$

Article 19A limits Business Improvement District taxes to 20% or less of the Village taxes applied to the District. The Village tax rate for properties included in the PBID is currently: \$5.50 per \$100 of assessed value; 20% is \$1.10 per \$100 of assessed value. Therefore, \$0.75 per \$100 of assessed value is well within the allowable limit.

Article 19A also required that any PBID charges be included in the Constitutional tax limit of the Village. The 1997 Village of Patchogue Constitutional tax limit is \$6,049,530. The Village's Total Tax Levy

for 1997 is \$2,817,283. Therefore, adding \$168,000 to its Total Tax Levy is an insignificant increase and well within the Constitutional Tax Limit.

Finally, Article 19A limits indebtedness to the lesser of

- 10% of the Village's Constitutional Debt limit (which is 7% of the full value of taxable real property in the Village); or
- 7% of the full value of the District.

The PBID originally proposed to borrow up to \$100,000 for capital projects but never borrowed any funds. The \$100,000 borrowing limit is well within both thresholds as follows:

- 10% X 7% X (\$558,590,100) = \$3,910,130
- 7% X \$22,406,489 = \$1,568,454

### 7. TAX EFFECT

Property owners within the PBID will be subject to a proposed District charge of \$0.75 per \$100 of assessed value as illustrated in following chart:

Assessed Value	Existing PBID Charge of \$1.084/\$100	Proposed 1998 PBID Charge of \$0.75/\$100
5,000	54.00	\$ 37.50
10,000	108.40	75.00
14,560	157.83	109.20 (Median)
20,000	216.80	150.00
25,000	271.00	187.50
30,000	325.20	225.00
40,000	433.60	300.00

As can be seen from the comparison there will be a 31% reduction in District charges to those property owners who were included in the existing PBID.

The exact amount can be calculated dividing the property assessed value by 100 and multiplying the result by \$0.75.

### 8. IMPLEMENTATION AND COMPLETION OF DISTRICT

The expanded Patchogue Business Improvement District will become effective after review by the New York State Comptroller and filing with the Village Clerk. It is expected that the Expanded PBID will be in effect April 1, 1998.

It will continue for a 5-year period. In the 4<sup>th</sup> year, effectiveness of the PBID will be evaluated. A report will be prepared for the Village Trustees regarding continuation, changes or termination of the PBID.

### 9. PBID RULES & REGULATIONS & MANAGEMENT

The management of the PBID will continue to be the Patchogue Business Improvement District Management Associates Inc. (Associates) which will continue to abide by the BY-LAWS of the Association as established for the original PBID. The By-Laws are included as Appendix (D) to this report.

**Report, Plan and Map For Extension of Patchogue Business Improvement District**

**10. LIST OF BENEFITED PROPERTIES**

All properties listed in Appendix (A) shall be benefited by the PBID and will be subjected to PBID charges for expenses of the PBID based on the total assessed valuation of these properties. All these properties are properties within the Incorporated Village of Patchogue.

Appendix A is included in two forms. All benefited properties are listed by street address and also in accordance with tax map numbers which appear on the tax bill. For simplicity, prefix zeros have been eliminated from the list.

Properties which are zoned single family dwellings (developed or vacant) are included within the boundaries of the PBID but shall be exempt from District taxation or any other PBID charge. Any other tax-exempt property such as a church or municipal facility is also exempt from the PBID charges. Residential exempt properties are classified by New York State Division of Equalization & Assessment as:

- 210, One-Family Year-Round Residence
- 260, One-Family Seasonal Residence
- 311, Residential Vacant Land
- 412, Condominiums

APPENDIXES

APPENDIX A

List of properties included in the Extension of the Patchogue Business Improvement District which are subject to a District Tax.

Pages 1-15 are listed in alphabetical order by street and numerically by number. Where a street number is unavailable, it is listed as "0".

The second set of 15 pages are the same properties in accordance with Suffolk County Tax Map Numbers.

APPENDIX B

VILLAGE OF PATCHOGUE

Resolution to Set Date of Public Hearing for the extension of the Patchogue Business Improvement District.

WHEREAS, the Extension of the Patchogue Business Improvement District (PBID) Report, Plan, and Map has been completed and files with the Village Clerk in accordance with State Law and Article 10-A of the General Municipal Law of New York State; and

WHEREAS, such Report, Plan, and Map may be inspected at the office of the Village Clerk in Village Hall, 14 Baker Street, Patchogue, New York 11772, during working hours; and

WHEREAS, said Report, Plan, and Map are attached to this resolution as Attachment "A"; NOW THEREFORE

BE IT RESOLVED, that a public hearing to consider the extension of the PBID shall be held at 8:00 P.M. on January 12, 1997 at Village Hall, 14 Baker Street, Patchogue, New York 11772; and be it further

RESOLVED, that any owner of real property deemed benefited and included in the PBID may object to the establishment of such District by filing an OBJECTION FORM available at the office of the Village Clerk; and be it further

RESOLVED, that either fifty-one percent (51%) of the owners of real property included in the PBID or the owners of fifty-one (51%) of the assessed valuation of the District filing such objections within 30 days of the conclusion of the hearing will require the Village Board of the Village of Patchogue to disapprove the extension of the proposed District; and be it finally

RESOLVED, that the total revenues to be collected through an ad valorem tax in the first year of the Extension PBID are \$168,000 as outlined in the budget and will result in a tax rate of \$0.75 per \$100 of assessed value in the District.

Report, Plan and Map For Extension of Patchogue Business Improvement District

APPENDIX C

EXTENSION OF PATCHOGUE BUSINESS IMPROVEMENT DISTRICT

Request to Patchogue Village Board  
to Deny Extension of the PBID

OBJECTION FORM

This form must be submitted to the Village Clerk  
no later than February 12, 1998.

I, \_\_\_\_\_ certify that I am the owner of record of parcel(s) listed below which has/have been included in the proposed extension of the Patchogue Business Improvement District. Since my property/properties has/have been deemed benefited in accordance with Article 19-A of the General Municipal Law of New York State, I object to extension of such District and request that the Village Board deny by resolution the extension of the District.

Parcel(s) owned by the undersigned as shown on the Suffolk County Tax Map and the latest assessment rolls for the Village of Patchogue:

	Section	Block	Lot	Assessed Valuation
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____
5.	_____	_____	_____	_____
6.	_____	_____	_____	_____
7.	_____	_____	_____	_____
8.	_____	_____	_____	_____
9.	_____	_____	_____	_____
10.	_____	_____	_____	_____

Owner of Record (L.S.) \_\_\_\_\_ Date \_\_\_\_\_

County of Suffolk

ss.:

State of New York

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

Before me personally came \_\_\_\_\_ to  
me know and who did in my presence execute this Objection Form.

\_\_\_\_\_  
Signature of Notary (stamp and commission expiration)

VILLAGE OF PATCHOGUE

Notice of Public Hearing

(To be published not less than ten (10) days nor more than thirty (30) days before the hearing date in Official Village newspaper which is distributed in the proposed District)

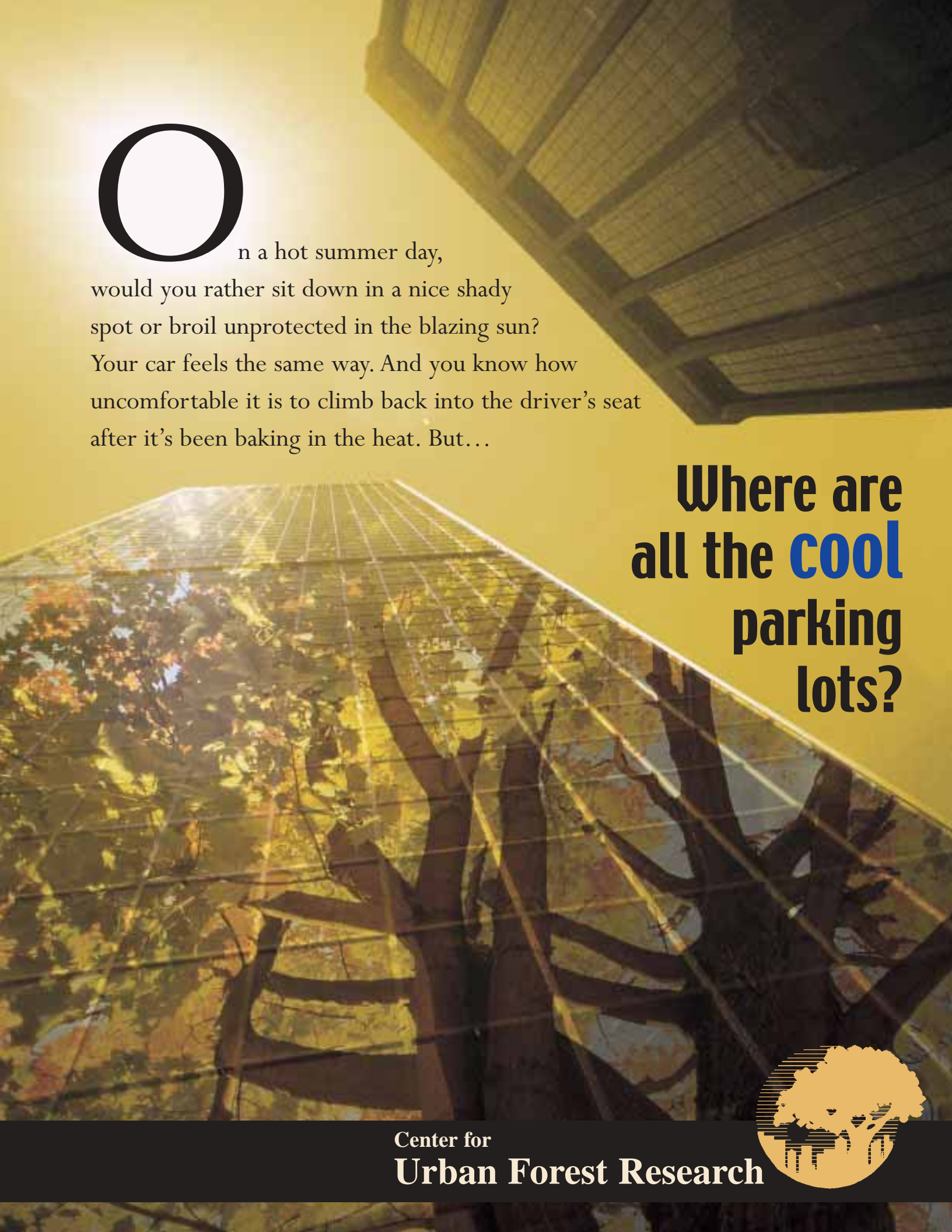
NOTICE is hereby given that the Village Board of the Village of Patchogue shall hold a public hearing at 8:00 P.M. on January 12, 1998 at Village Hall, 14 Baker Street, Patchogue, New York 11772 for the purposes of considering the extension of the Patchogue Business Improvement District.

All interested parties may review and inspect the Report, Plan, and Map at the office of the Village Clerk in Village Hall, 14 Baker Street, Patchogue, New York 11772, during working hours.

Any owner of real property included in the district may file an objection to the extension of such District on forms available at the office of the Village Clerk.

If valid objections are filed by either fifty-one (51%) of the owners of real property included in the District or the owners of at least fifty-one (51%) of the assessed valuation of the District within 30 days of the conclusion of the hearing, the Village Board of the Village of Patchogue will disapprove the extension of the District.

The budget for the first year of the extended District will be \$168,000 as outlined in the budget and will result in a tax rate of \$0.75 per \$100 of assessed value in the District.



**O**n a hot summer day,  
would you rather sit down in a nice shady  
spot or broil unprotected in the blazing sun?  
Your car feels the same way. And you know how  
uncomfortable it is to climb back into the driver's seat  
after it's been baking in the heat. But...

**Where are  
all the **cool**  
parking  
lots?**

Center for  
**Urban Forest Research**





# HOW TO DO P

## Increasing Effectiveness

First, to get more extensive shade it will be necessary to increase tree numbers, provide more soil volume for tree roots, and provide information to property managers and arborists on tree care practices that increase tree canopy cover.

Second, and perhaps more important, it will be necessary to make key planning decisions prior to starting the retrofitting process.

## Proper Planning

- ☐ Avoid double-counting tree shade where tree shade overlaps.
- ☐ Do not allow planting of trees not on the ordinance's Recommended Tree List. Improve the Tree List if necessary.
- ☐ Be sure crown diameters on parking lot plans correctly reflect crown diameters specified in the Tree List. Correct diameters in the Tree List if necessary.
- ☐ Be sure crown diameters for mature trees are not overstated in the Tree List, thus allowing parking lot plans to reflect more shade than they can actually achieve. Correct if necessary.
- ☐ Follow-up to ensure trees are actually planted, and not removed shortly after planting, especially at sites near store fronts where trees could obstruct signs.
- ☐ Do not allow substitutions after the plans have been approved.
- ☐ Do not allow parking lot ratios to exceed those stipulated in the ordinance.

## KEYS TO SUCCESS

1. Provide planning staff with adequate time and training to review shade plans and parking lot ratios. 2. Require landscape architects to certify that the parking spaces and trees are located as per the ordinance. 3. Teach inspectors how to identify common problems and insist they make systematic and thorough site checks.

“ Trees in Davis, CA parking lots reduced the surface temperatures of asphalt by as much as 36°F, cabin temperatures of vehicles by over 47°F, and fuel-tank temperatures by nearly 7°F. ”



WHERE ARE ALL THE COOL PARKING LOTS?

Parking lots occupy about 10% of the land in many of our cities, and since the 1970s energy crisis there has been an increasing interest in parking lot shade ordinances. We chose Sacramento, CA as the test case to investigate how well one “pretty good” ordinance was working.

## SHADE FALLS FAR SHORT

The shade required by the Sacramento ordinance is 50% of the total surface of the parking lot. Not one of the lots we surveyed even came close to achieving this target. In fact, the effective shade provided by existing trees was only 8.1%.

After computer “growing” trees to their projected 15-year size, tree shade increased to only 21%. Many of the lots planted with large-statured trees will probably exceed this figure, and, as expected, the lots with crab apple, crape myrtle and pear will never come close.

One interesting finding was that trees in retail lots produced more shade per tree than trees in office or apartment complex lots. A major reason is that retail lots tend to be larger and contain more double-loaded spaces, and their ratio of interior to perimeter trees is greater.

Many other parking lot ordinances specify one tree for a certain number of parking spaces or a certain amount of landscaped area per space rather than the 50% shade rule. However, under these ordinances, trees can be clustered in islands or along the lot perimeter, often resulting in large areas of unshaded pavement.



# PARKING LOTS RIGHT...

## Proper Site Design

- ☐ Promote tree growth, reduce paved surfaces and increase environmental benefits.
- ☐ Reduce parking ratios to decrease the number of unused parking spaces.
- ☐ Identify peripheral and overflow parking areas, especially in retail lots, and determine the appropriate landscape treatment (e.g., pervious paving, stormwater infiltration areas) (Girling et al., 2000).
- ☐ Narrow the width of aisles between rows of spaces. In many cases aisle widths exceed the standard.
- ☐ Increase soil volume and reduce soil compaction.
- ☐ Ensure adequate species diversity.
- ☐ Use structural soil mix under paving to retain parking spaces while increasing soil volume (Grabosky and Bassuk, 1996).
- ☐ Convert double-loaded full-size spaces to compact spaces with a tree in between to increase shade without reducing the number of spaces.
- ☐ Increase use of one-way aisles, angled parking spaces, and shared parking to reduce overall imperviousness (ULI, 1983; Center for Watershed Protection, 1998).
- ☐ Increase the ratio of compact to full-sized spaces.
- ☐ Increase tree well and planting island minimum dimensions to 8 feet.
- ☐ Require soil in tree wells to be excavated to a depth of 3 feet and amended as necessary.
- ☐ Use vegetated swales instead of tree wells or convex-shaped islands to treat stormwater, promote infiltration, and increase soil volume for trees (Richman, 1997).
- ☐ Reduce conflicts between trees, lighting and signage by coordinating location of trees, light poles, and signs. 1) Reduce the maximum height of parking lot light poles to the height trees are typically pruned for clearance. 2) Amend sign ordinances to allow monument signs (eye-level signs located near the street) and promote site designs that locate businesses closer to the street and move parking behind the buildings.
- ☐ Develop a master tree list, omit species that are not suitable for parking lots (e.g., pines, poplars, birch, etc.) and consider specifying recommended tree spacing and minimum planting island widths for each species.

“ Annual benefits provided by the current parking lot trees (8.1% shade) was valued at approximately \$700,000 for improved air quality. By increasing shade to 50% in all parking lots in Sacramento, the annual benefits will increase to \$4 million. ”



## More Information

Center for Watershed Protection. 1998. *Better site design: a handbook for changing development rules in your community*. Center for Watershed Protection. Ellicott City, MD. 174 p.

Girling, C.; Kellett, R.; Rochefort, J.; Roe, C. 2000. *Green neighborhoods: planning and design guidelines for air, water, and urban forest quality*. Center for Housing Innovation. University of Oregon, Eugene. 132 p.

Grabosky, J.; Bassuk, N. 1996. *Testing of structural urban tree soil materials for use under pavement to increase street tree rooting volumes*. J. Arbor. 22: 255-262.

McPherson, E.G. 2001. *Sacramento's parking lot shading ordinance: environmental and economic costs of compliance*. Landscape and Urban Planning 57:105-123.

McPherson, E.G.; Simpson, J.R.; Scott, K.I. 2000. *Actualizing microclimate and air quality benefits with parking lot tree shade ordinances*. Wetter und Leben. 50: 353-369.

Richman, T. 1997. *Start at the source: residential site planning and design guidance manual for stormwater quality protection*. Bay Area Stormwater Management Agencies Association. Oakland, CA. 75 p.

Scott, K.I.; Simpson, J.R.; McPherson, E.G. 1999. *Effects of tree cover on parking lot microclimate and vehicle emissions*. J. Arbor. 25: 129-141.

Scott, K.I.; Simpson, J.R.; McPherson, E.G. 1999. *Green parking lots: can trees improve air quality?* In McPherson, E.G.; Mathis, S., editors. *Proceedings of the Best of the West Summit*. CAES. University of California, Davis, Davis, CA; 86-87.

Urban Land Institute. 1983. *Shared parking*. Urban Land Institute, Washington, D.C. 86 p.

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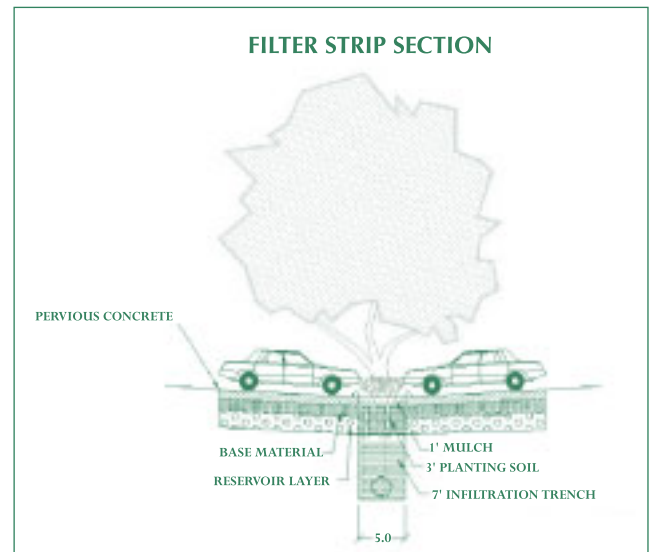
# HOW TO DO PARKING LOTS RIGHT

## After Installation

- ☐ Promote adequate tree care after installation to increase tree vigor, crown growth and shade density.
- ☐ Remove stakes as soon as young trees can support themselves.
- ☐ Prune young trees early to train their growth.
- ☐ Allow tree crowns to reach their full potential.
- ☐ Make property owners, managers and arborists aware of shade benefits as well as the benefits of a commitment to professional care on a regular and long-term basis.
- ☐ Enforce the ordinance to ensure that trees are growing at acceptable rates, are properly pruned and watered, and promptly replaced after removal.
- ☐ Require that proper tree care practices are used by qualified professionals.
- ☐ Replace removed trees with trees of equivalent size or value.

## Strengthen Ordinances

- Develop an enforcement and monitoring program that records information on the management needs of every tree, and results in a letter sent to the property manager requesting corrective action in a specified time.
- ☐ Link inspection fees to the issuance of a building permit.
  - ☐ Establish a mechanism to collect fines or place a lien on the property if the owner fails to make the requested improvements.
  - ☐ Require interest-bearing bonds to pay for landscape improvements throughout the life of the project.



## Another Benefit

Reducing the amount of impervious surface in parking lots can reduce polluted runoff and the size and costs of stormwater facilities needed to store and treat that runoff. The quantity of pollutants in parking lot runoff is related to vehicular traffic, vehicle condition, and atmospheric deposition. Parking lot runoff has relatively high concentrations of trace metals, oil and grease.

We conduct **research** that demonstrates new ways in which **trees add value** to your community, converting results into **financial** terms to assist you in stimulating more **investment in trees**.



### Center for Urban Forest Research

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